

BIMC Board Meeting

Thursday, June 30, 2011 7:00 PM

Elliman home on Blakely/Phone Conference

Board Members Present:

Sally Elliman, President

Barb Sullivan, Secretary, Vice President

Jim Fergus, Treasurer

Doug Davidson, Water Commissioner

Bob Breidenthal, Fire and Waste Commissioner

Jim Dovey, Road and Airport Commissioner

Roger Brown, BCF Liaison

Guests:

Mary O'Neill

Laurie Davidson

Mary Ellen Hogle

John Davidson

Pam Kincaid

Phyllis Chennault

Brian Kincaid

Sally called the meeting to order at 7:08 PM.

*Barb Sullivan moved to adopt the changes to the agenda. The motion passed.*

*Roger Brown moved to adopt the minutes of the May 12, 2011 meeting. The motion passed.*

**President's Report:**

\*Sally thanked the 13 people who went to the hearing in Friday Harbor re: Roats vs. BIMC.

The case will still go to the court of appeals in Seattle. The judge will give his judgment regarding legal expenses in a few weeks.

\*The annual meeting is this Saturday, on July 2, 2011 (please forgive the typo on the agenda you received) with the call to order at 9:30 AM.

\*The first 2011-2012 Board Meeting will take place 15 minutes after the Annual Meeting on July 2, 2011.

\*The annual Picnic will be at the Cabana at 5:00 PM Saturday. A Fire drill will be held on the lawn of the Caretakers house at 11:00 AM Sunday. First Aid Training will be announced. Monday, July 4<sup>th</sup> Parade will take place at 10:00 AM with vehicle decoration 9:00 AM on the Burkhart lawn.

\*Thanks to all of the volunteers who have contributed time and effort over this weekend.

### **Commissioner Reports:**

**Treasurer Jim Fergus:** reported that we are \$12,000.00 over budget due largely to legal expenses. Money was borrowed from the Maintenance Reserve fund to cover this. Once the assessments are paid in a few weeks, this account will be paid back. Jim asked for a \$20,000. Increase in this year's budget to cover any additional expenses. Two assessments have been partially paid, and two other assessments have liens on them.

**Water Commissioner Doug Davison:** see attachment. Bob Breidenthal had many questions regarding the results of the Sanitary Survey. Doug assured him that our water was never in any danger and that some of the items in the report were incorrect and would be addressed in a letter to the DOH in this upcoming week.

**Property Commissioner Barb Sullivan:** said that at Terry Pence's request, his employment contract has gone back to one similar to his 2009 contract.

**Fire and Waste Commissioner Bob Breidenthal:** stated that an extra dumpster was brought in as the Memorial Day dumpster filled up way too quickly. Bob reminded homeowners that they are not to be dumping their yard waste in the buffer as it creates heat as it decays. Phyllis has requested a hydrant and fire box behind her house as the closest one is very far away.

**Road and Airport Commissioner Jim Dovey:** reported that there is a dead tree in the buffer strip that is threatening a members house. A bid for downing the tree for \$250.00 has been received. The property owner has agreed to pay ½ of this expense. Jim Dovey has stated that Kevin Clark has agreed to be the airport manager and will be registered as such with the FAA should the board decide to go this way.

**BCF Liaison Roger Brown:** reported that the Marina is up and running with independent operators, Terry and Diana O'Hara. There are some maintenance issues that occur from time to time. New appliances have been added in the kitchen. Parking at the Marina is becoming a problem.

### **New Business:**

*Roger Brown moved to approve the removal of a dead tree in the buffer strip that is threatening an owners house for a cost to the BIMC of \$125.00. The motion was seconded and passed unanimously.*

*Barb Sullivan moved the board pay for the expenditure of a second dumpster. The motion was seconded and passed unanimously.*

*Bob Breidenthal moved that we place a fire hydrant and box behind Phyllis Chennault's home. Discussion followed and it was decided that it would benefit the board to spend some time figuring out where other hydrants might be needed. It was tabled until a study can be completed.*

*Roger Brown moved to allow Kevin Clark to be appointed as the official Airport Manager. It was seconded and passed unanimously.*

*Barb Sullivan moved that we change Terry Pence's contract to a two hour, twice weekly hourly wage rather than be salaried. The motion was seconded and approved unanimously.*

*Barb moved to hire Sue Schlink to process the mail 5 days a week. The motion was seconded and discussion ensued. The motion passed.*

Barb brought the letter that OPALCO sent her, requesting an easement to the Ledfors property in order to supply it with power. The Ledfors property is the 6 acres just south of the Leslie property. Much discussion ensued. *Roger moved that we respond to OPALCO with a no. Jim Dovey seconded. More discussion took place. The vote was called for and was passed unanimously.*

*Bob Breidenthal moved to have the Sanitary Report from June 8, 2011 published with the minutes. The motion was seconded. The motion failed.*

*Bob Breidenthal moved that we discontinue the service of our water oversight company and hire Jim Davis to do the oversight. The motion did not get a second.*

Board members were requested to help clean the meeting hangar and set up the tables, as well as helping at the barbeque.

## **Old Business**

Do to new information received regarding the easement request at the Roth/Roach property (No Name City) it is to our benefit to revisit this decision. Discussion ensued.

*Roger Brown moved to rescind the vote that we took at the May 12, 2011 meeting due to a lack of understanding or miscommunication to recommend granting an easement to the Roth/Roach No Name City Property. It was seconded and passed unanimously to rescind our recommendation for an easement.*

*Doug moved that the board send letters of denial of easement on the Roth/Roach request for an easement at No Name City. The motion was seconded and passed unanimously. Doug will do this.*

*Roger moved that a letter be drafted regarding the delinquency of payment for water service on the Roth/Roach No Name City property. It was seconded and passed unanimously.*

Jim Fergus and Bob Breidenthal were thanked for their service on the board, and hope they enjoy their 'retirement'.

Sally spoke of her conversation with the San Juan County Sheriff regarding continued incidences with one family's member of drunk and disorderly behavior out on the plat and on the BIMC roads. The Sheriff will be calling the homeowners and speaking to them about the community not condoning their behavior. The sheriff will also be providing us with various numbers to be used in different circumstances that might occur on our island.

*Jim Dovey moved that we adjourn at 9:22 PM. It was seconded and passed unanimously.*

Respectfully submitted,

Barb Sullivan, BIMC Secretary